

170.A

0007

0120.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

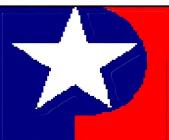
383,700 / 383,700

USE VALUE:

383,700 / 383,700

ASSESSED:

383,700 / 383,700


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
120-122		PARK AVE, ARLINGTON

OWNERSHIP

Unit #: 120

Owner 1: STORRS II FRANCIS J &

Owner 2: TYBURSKI STEPHANIE D

Owner 3:

Street 1: 120-122 PARK AVENUE UNIT 120

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: U Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: LIM KYONG & TAE P -

Owner 2: -

Street 1: 120 PARK AVENUE

Twn/City: ARLINGTON

St/Prov: MA Cntry: U

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1921, having primarily Wood Shingle Exterior and 1011 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7849										G8	1.					

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	380,400	3,300		383,700		280423
							GIS Ref
							GIS Ref
							Insp Date
							10/10/18

PREVIOUS ASSESSMENT									Parcel ID	170.A-0007-0120.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	
2020	102	FV	374,900	3300	.	.	378,200	378,200	Year End Roll	12/18/2019	
2019	102	FV	387,800	3300	.	.	391,100	391,100	Year End Roll	1/3/2019	
2018	102	FV	343,900	3300	.	.	347,200	347,200	Year End Roll	12/20/2017	
2017	102	FV	314,100	3300	.	.	317,400	317,400	Year End Roll	1/3/2017	
2016	102	FV	314,100	3300	.	.	317,400	317,400	Year End	1/4/2016	
2015	102	FV	290,900	3300	.	.	294,200	294,200	Year End Roll	12/11/2014	
2014	102	FV	277,900	3300	.	.	281,200	281,200	Year End Roll	12/16/2013	
2013	102	FV	277,900	3300	.	.	281,200	281,200		12/13/2012	

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LIM KYONG & TAE	47811-546		7/17/2006		278,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/5/2019	300	Heat App	7,000	C				
11/27/2018	1771	Dormers	301,430	O				

ACTIVITY INFORMATION

Date	Result	By	Name
10/10/2018	Measured	DGM	D Mann
5/8/2007	External Ins	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION

Type:	99 - Condo Conv
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	1 Total: 1
Foundation:	2 - Conc. Block
Frame:	1 - Wood
Prime Wall:	1 - Wood Shingle
Sec Wall:	%
Roof Struct:	2 - Hip
Roof Cover:	1 - Asphalt Shgl
Color:	BROWN
View / Desir:	

BATH FEATURES

Full Bath:	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

COMMENTS

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SKETCH

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RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1
Level	FY	LR	DR	D K FR RR BR FB HB L O
Other				
Upper				
Lvl 2				
Lvl 1				
Lower				
Totals	RMs:	5	BRs:	2
	Baths:	1	HB	

UnSketched SubAreas:
GLA: 1011,

GENERAL INFORMATION

Grade:	C - Average
Year Blt:	1921
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	G8
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall:	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	5 - Steam
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wall	% Sprinkled:

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	10X20	A	AV	1921	27.50	T	40	102			3,300			3,300

More: N

Total Yard Items: 3,300

Total Special Features:

Total: 3,300

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Fpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDOS INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	46.000000000
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			
Economic:			
Special:			
Override:			
Total:	18.6	%	

CALC SUMMARY

Basic \$ / SQ:	295.00
Size Adj.:	1.35000002
Const Adj.:	0.98980200
Adj \$ / SQ:	394.189
Other Features:	68750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	467275
Depreciation:	86913
Depreciated Total:	380362

Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ:	AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	394.19
Special Features:	0	Val/Su Net:	376.26
Final Total:	380400	Val/Su SzAd:	376.26

PARCEL ID

170.A-0007-0120.0

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
GLA	Gross Liv Ar	1,011	394.190	398,525	
Net Sketched Area:				398,525	
Size Ad	1011	Gross Are	1011	FinArea	1011

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE
AssessPro Patriot Properties, Inc